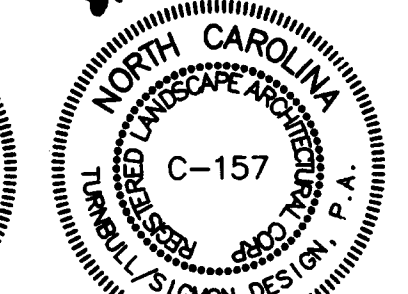
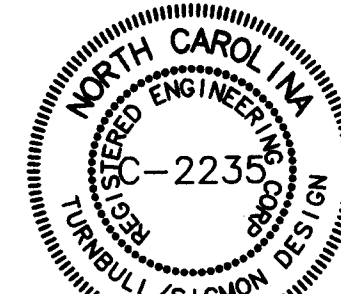
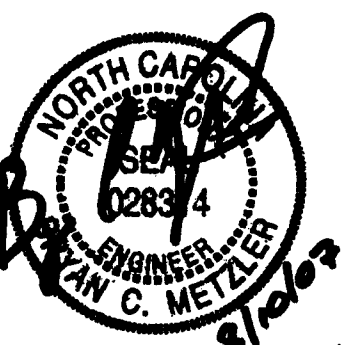


Turnbull Sigmon Design
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LAND DEVELOPMENT DESIGN SERVICES



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Shea Homes

3436 TORINGDON WAY
SUITE 100
CHARLOTTE, NC

FINAL DRAWING
FOR REVIEW PURPOSES ONLY

Riviera
Phase II

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
Charlotte-Mecklenburg Planning Commission

CITY OF CHARLOTTE, ETJ

Site Plan

PROJECT NUMBER: 05-079

DRAWN BY: KGC

DESIGNED BY: BCM

ISSUE DATE: 05/05/06

3. 08/10/07 DBR REVISIONS PER REVIEW COMMENTS.
2. 08/29/07 DBR REVISIONS PER REVIEW COMMENTS.
1. 08/20/06 KGC REVISIONS PER REVIEW COMMENTS.
NO. DATE: BY: REVISIONS:

DEVELOPMENT DATA

TAX PARCEL NUMBER: 223-031-17
PETITION NUMBER: #2002-27
ZONING: R-12 MF CD
JURISDICTION: CHARLOTTE, ETJ
PROPOSED USE: RESIDENTIAL CONDOMINIUMS (3 UNIT STRUCTURES)
2 STORY/40'

BUILDING HEIGHT (FEET & STORIES):
SITE AREA: 27.53 AC
TOTAL SITE: 14.65 AC
TOTAL PHASE II: 1.25 AC
PHASE II R/W DEDICATION: 13.40 AC
PHASE II NET SITE AREA: 10.07 D.U.A.
DENSITY PHASE II: 8.94 D.U.A.

DENSITY PHASE I & II:
TOTAL DENSITY PHASE I & II: 255
ALLOWED PER PETITION #2002-27:
PHASE I: 111
PROPOSED PHASE II: 135
TOTAL: 246

YARD REQUIREMENTS:
SETBACK (FRONT): 30'
SIDE YARD: 10' & 20'
REAR YARD: 40'
MIN. BUILDING SEPARATION: 16'

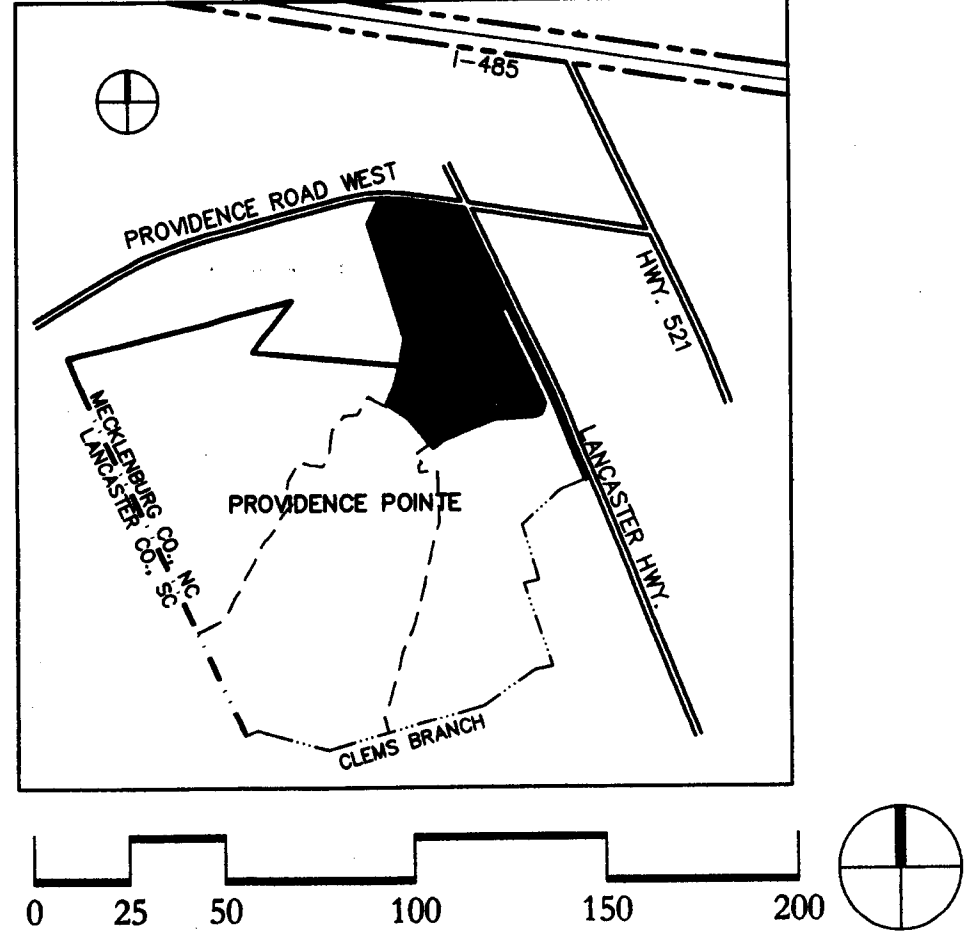
PARKING DATA:
REQUIRED - 1.5 SPACES/UNIT
GARAGE PARKING: 203
DRIVEWAYS: 135
ON-STREET PARKING: 13
TOTAL PROVIDED: 283

BIKE PARKING DATA:
REQUIRED - 1 SPACE/20 UNITS
PROVIDED - 3 RACKS
TOTAL: 7
15

OPEN SPACE:
OPEN SPACE PROVIDED PHASE I: 9.03 AC
OPEN SPACE PROVIDED PHASE II: 4.99 AC
OPEN SPACE MIN. REQUIRED 50%: 13.77 AC
OPEN SPACE PROVIDED: 14.02 AC

BASE MAP FROM FIELD SURVEY BY DONNIE LAWRENCE AND ASSOCIATES, MONROE, NC.
GENERAL TREE LINE FROM MECKLENBURG COUNTY GIS.

VICINITY MAP



DEVELOPMENT DATA (CONT.)

SOLID WASTE AND RECYCLING
SOLID WASTE - PHASE I:
REQUIRED: 8 cu yd COMPACTOR/90 UNITS 11 cu yd
114/90 x 8=10.133
PROVIDED PHASE I: 24 cu yd
SOLID WASTE - PHASE II:
REQUIRED: 8 cu yd COMPACTOR/90 UNITS 12 cu yd
135/90 x 8=12

RECYCLING STATION REQUIREMENTS:
TOTAL SITE: 249 UNITS/80 UNITS
4 RECYCLING STATIONS REQUIRED (576 SF)
PH. 1 PROVIDED: 336 SF
PH. 2 PROVIDED: 256 SF
TOTAL PROVIDED: 592 SF

LEGEND:

	PROPOSED BUILDING TYPE AND NUMBER	-/-
	PROPOSED EDGE OF PAVEMENT / BACK OF CURB	9/8.1
	1'-6" CURB & GUTTER	CLDSM#10.17 3/8.1
	PROPOSED SIDEWALK	4 & 5/8.1
	PEDESTRIAN WALK 5" WIDE COLORED AND TEXTURED PAVEMENT WALKWAY, COLOR AND TEXTURE TO BE APPROVED.	2/8.1
	PROPOSED HANDICAP RAMP	9/8.1
	EXISTING STREAM	-/-
	CREEK TOP OF BANK	-/-
	PERMANENT DETENTION EASEMENT	-/-
	PROPOSED RETAINING WALL	10/8.1
	EXISTING TREELINE	-/-
	PROPOSED STREET SIGN	CLDSM#50.05A&B 1 & 2/8.5
	PROPOSED STOP SIGN	CLDSM#50.05A&B
	PROPOSED BIKE RACK	7/8.6
	PROPOSED RECYCLING CENTER	1 & 4/8.6
	PROPOSED TRASH COMPACTOR	5, 6 & 8/8.6
	PROPOSED HANDRAIL	12/8.5 OR APPROVED EQUIVALENT

STAKING NOTES:

- 20' RADIUS AT B/C FOR PRIVATE STREETS.
- 15' RADIUS AT B/C FOR PRIVATE ALLEYS.
- HANDICAP RAMP: CLDSM 10.32A-B. SEE DETAILS 9/8.1&3/8.1
- SIDEWALKS, PEDESTRIAN WALKS, SEE DETAILS 4.5&2/8.1
- SIGHT TRIANGLE, 10'x70' AT PROVIDENCE ROAD WEST.
- PRIVATE STREET, SEE DETAIL 1/8.1
- PRIVATE ALLEY, SEE DETAIL 2/8.1
- STAKING INFORMATION IS AVAILABLE ON DISC (R-14 OR 2000) UPON REQUEST.

HARRISON METHODIST CHURCH
R-3
DB 01386, PG 315
ID# 223-59-165

Providence Road West - SR 3626
(existing 60' R/W)
(Minor Arterial)



TREE PROTECTION NOTES:

- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY WILL BE ALLOWED IN THE TREE PROTECTION ZONE.
- VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
- TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS.
- BEFORE GRADING/CLEARING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.
- NO GRUBBING WITHIN TREE PROTECTION ZONE. LEAVE SOIL AND LEAF LITTER UNDISTURBED. SUPPLEMENT WITH 1-2 INCHES OF MULCH. RE-SEED WITH GRASS ONLY IN DISTURBED/GRADED AREAS.
- BRUSH, VINES AND SMALL TREES (<8 IN. DIAMETER, OR AS SMALL AS 2 IN. CALIPER) MAY BE HAND-CLEARED ONLY CUT FLUSH WITH GROUND SURFACE. EXISTING TREES MAY BE LIMBED UP 6 FEET (AT LEAST 2/3 OF THE BRANCHES SHOULD BE LEFT) TO IMPROVE VISIBILITY.
- EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL AS SOON AS POSSIBLE TO MINIMIZE EXPOSURE TO THE AIR.
- TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.
- PLEASE SUBMIT UTILITY PLANS SO THAT THEY CAN BE REVIEWED FOR UTILITY CONFLICTS WITH EXISTING AND PROPOSED TREES: ELECTRICAL, TELEPHONE, GAS, SEWER, WATER, AND SITE LIGHTING.
- TREE PROTECTION FENCE IS TO BE LOCATED PER PLAN OR AT A MINIMUM OF 1 FOOT PER TREE DIAMETER INCH AWAY FROM THE TREE IN THE SETBACK OR RIGHT-OF-WAY.

LINE	LENGTH	BEARING
L1	68.82	S10°32'20\"/>
L2	48.22	S49°10'24\"/>
L3	108.73	S42°42'12\"/>
L4	76.08	S28°26'12\"/>
L5	65.93	S62°35'10\"/>
L6	24.90	S28°26'15\"/>
L7	169.06	N58°27'00\"/>
L8	337.39	S37°43'36\"/>
L9	52.38	S00°47'23\"/>
L10	168.45	S37°12'42\"/>
L11	8.99	N27°24'50\"/>
L12	73.70	S71°33'19\"/>
L13	56.61	S89°12'37\"/>
L14	30.60	N43°50'07\"/>
L15	135.48	N11°34'41\"/>
L16	49.53	N60°33'45\"/>
L17	52.02	N27°24'50\"/>
L18	91.45	S60°33'45\"/>
L19	207.06	N60°33'48\"/>
L20	97.50	S60°33'45\"/>
L21	91.39	N34°33'00\"/>
L22	120.02	S40°49'36\"/>
L23	97.27	N22°33'07\"/>
L24	96.63	N21°27'58\"/>
L25	189.63	N60°33'45\"/>
L26	99.87	S52°16'24\"/>
L27	204.33	N60°33'48\"/>
L28	98.98	S60°33'48\"/>
L29	15.89	S80°12'37\"/>
L30	57.82	N52°16'24\"/>
L31	181.50	N52°44'39\"/>
L32	183.07	S52°44'39\"/>

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	134.86	200.00	70.11	38°38'04\"/>
C2	99.30	230.00	50.44	24°44'12\"/>
C3	46.25	530.00	23.14	5°00'00\"/>
C4	144.64	250.00	74.41	33°08'58\"/>
C5	57.86	100.00	29.76	33°08'58\"/>
C6	318.22	210.00	188.67	86°48'24\"/>
C7	100.84	150.00	52.41	38°52'58\"/>
C8	99.60	150.00	51.72	38°52'44\"/>
C9	212.14	150.00	128.18	81°01'51\"/>
C10	83.20	270.00	41.93	17°36'18\"/>
C11	95.70	150.00	49.54	36°33'33\"/>
C12	169.68	300.00	87.18	32°24'26\"/>
C13	43.39	75.00	22.32	33°08'58\"/>
C14	67.22	100.00	34.94	38°30'59\"/>